

Miramonte

Neighborhood Association

Newsletter

Spring 2005



Miramonte Traffic Calming Plan

The Miramonte Traffic Committee has worked for over a year on a traffic calming plan for our neighborhood. During that time, neighbors were repeatedly asked to give their input. As a result, the final proposal is for 13 speed humps and 2 traffic circles.

Four speed humps would be located on N. Richey and on N. Dodge Bvds; one speed hump each on 2nd, 3rd, and 4th Streets near Alvernon; one on Hawthorne east of Camino Miramonte; and one on Jones St. south of 2nd St.

Two traffic circles are proposed for Camino Miramonte, one at the intersection with 2nd St. and the other at the intersection with 4th St. Traffic circles flush with the pavement, rather than speed humps, are being utilized on Camino Miramonte because that street is a "catch street" which has a culvert under it. Rainwater draining from 5th Street, El Con, and our neighborhood must be allowed to flow unobstructed by speed humps.

The City of Tucson conducted a traffic count in Miramonte Neighborhood in September 2004. The data gathered give compelling evidence that we do need traffic calming. **The City considers any residential street with traffic over 1000 trips per day and where 50% of the vehicles exceed the 25 mile per hour speed limit as a candidate for calming devices.**

Within the next few months, the traffic calming plan described above will be sent out to Miramonte neighbors for their review and response.

What The City Documented:

Camino Miramonte:

- * south of Speedway=2164 trips/day
- * south of 4th St.=1572 trips/day with 60% speeding when going north, 87% speeding going south.

Richey Blvd.

- * south of Speedway=1810 trips/day
- * south of 4th St.=1575 trips/day with 80% speeding north, 79% speeding south

Dodge Blvd.

- * south of Speedway=2030 trips/day with 66% speeding north, 56% speeding south
- * south of 4th St.=1476 trips/day

Second Street

- * west of Alvernon=1977 trips/day with 56% speeding east and west
- * east of Country Club=1260 trips/day

Third Street

- * west of Alvernon=1365 trips/day with 56% speeding east, 53% speeding west

Fourth Street

- * west of Alvernon=1143 trips/day, 50% speeding west

2005 Annual Meeting

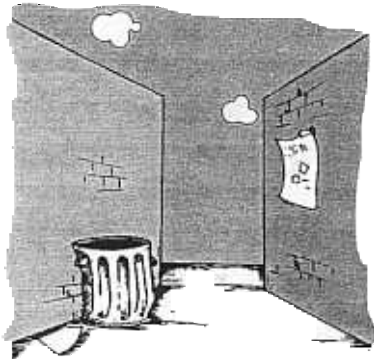
The Miramonte Neighborhood Association Annual Meeting was held at the Ward VI Office on April 13, 2005. Approximately thirty-five neighbors celebrated the productive year MNA had had and engaged in a spirited discussion of the Miramonte Traffic Calming Plan. Vince Catelano, City of Tucson Traffic Engineer, attended in order to clarify city policies during the discussion.

Volunteers who had signed up to be part of the Tucson Clean and Beautiful effort to maintain and monitor our wonderful Miramonte Park received the M&M awards; Mary Ann O'Neil was presented a plant in recognition of her extraordinary efforts in making the park and the Third Street/Alvernon Bicycle and Pedestrian Crossing a reality; and Linda Warkomski earned the Energizer Bunny award for formatting the "Welcome to Miramonte Neighborhood" brochure and chairing the Traffic Committee.

The following five people were elected to the MNA Board for a two-year term: Pat Curtis, Lowell Jones, Phil Murphy, Diane Lopes, and Linda Warkomski. The 2004-2005 slate of officers was reelected to serve another year.

EASEMENTS & ALLEYS

Who owns your easement? The City? No. You, the home owner do. BUT... different entities such as City Water



Department, Southwest Gas, Tucson Electric Power Company, Cox Cable, etc. have rights over its use for utility purposes, such as meter reading and access to telephone poles. Some single family homes have EASEMENTS behind their back yard of approximately 7.5 or more feet. These are not to be confused with ALLEYS which are not owned by the individual lot owners, but are strips of public right-of-way that are wide enough to accommodate trash and other utility trucks.

Some property owners have incorporated their easement into their back yard by enclosing it with walls or fences. Should these walls or fences block the utility companies' access to utilities they may be temporarily removed at the owners' expense. For example, should a telephone pole need to be replaced, trucks and diggers would need adequate passage.

The property owner has the right to determine the easement's use. Should a neighbor want to use your easement for a garden or a jungle gym he should first seek your permission.

The City requires the property owner to keep his easement or alley free of weeds, trash and obstructions. Homeless people and pests find shelter in over-grown areas when they are not kept clean and trimmed.

Make frequent inspections of your easement or alley and incorporate its maintenance in your routine.

Questions? You can contact Bruce Hunt in the City Engineer's Office at 791-3115, ext. 321, or Bruce.Hunt@tucsonaz.gov



Thank to:

Boris & Sheila Roberts, Speedway Veterinary Hospital (Dr. Boyer), William Fink, Jeanne Taylor & Frank Mascia, Jonathan & Edith Seely, Martha J Adair (Adair Funeral Home), Jane Orient, M.D., Quebedeaux Pontiac-GMC, Joan Cruikshank, Help-U-Sell Premier Realty for recent contributions.

Thanks to the following panel members for presenting information about neighborhood planning at our May board meeting:

- * Andrew Singelakis, City of Tucson's Department of Urban Planning and Design
- * Marilyn Robinson of the UA's Drachman Institute
- * Bill DuPont, president of the Colonia Solana Neighborhood.

Thanks to special neighbors for providing the newsletter

- * Pat Curtis for volunteering to be our MNA newsletter editor. If you have an ideas for future articles or features let her know at Curtis_pat@hotmail.com
- * Betty Lockhart for many hours of folding and processing

MNA Rainfall Totals

	2005	Avg
January	1.93"	1.14"
February	2.4"	1.16"
March	0.32"	1.00"
Totals	4.79"	3.30"



Neighborhood Cleanup Success

Our first neighborhood-wide clean up can be described as an active one. Weeds got whacked, construction debris and prunings got tossed into the roll-offs, and more brush and bulky items appeared at the curb than in the past. More importantly, people needing assistance received help from the Pima County Adult Probation, Beautification Program. Six home owners signed up and Adult Probation delivered. Our community garden at St. Mark's Church got weeded. And our clean up even received press in the Arizona Daily Star. Good job!

With that said, there will always be work to do. Weeds will always return unless they are killed at the root or plucked from the ground, excessive outdoor storage will always need to be addressed, as will graffiti, shopping carts, and junked motor vehicles.

The Neighborhood Preservation Ordinance not only applies to home owners, it also applies to owners of multi-housing, commercial business, section eights, and non-profits. Remember that grasses that exceed 6 inches and weeds ten inches tall are in violation of the code. To avoid citations which run from \$100 to \$2500, maintain your properties on a regular schedule, particularly the sidewalk areas, public right-of-ways, and easements.

Working together we can continue to make Miramonte one of Tucson's best midtown neighborhoods. Let's continue to keep it clean and safe.

Thomas Munoz

Many thanks to Thomas Munoz for the coordination of the Neighborhood Clean-up. It would not have happened without his dedication to the effort.

Board

Letter from the MNA President

Our one-half square mile neighborhood is filled with diversity. We have a Catholic convent and 2 adult entertainment establishments. We have a trailer park and a home which recently sold for more than \$600,000. We have a fast food drive-through and 2 gourmet restaurants. We have little casitas on large plots of land and large multi-floor apartment buildings on smaller plots. And we have vacant or under-utilized land ripe for infill building projects. If we are to have any input into the future development of our neighborhood we must be proactive in identifying what vision we stakeholders have for our area.

When Miramonte Neighborhood Association was formed in 1992, the City of Tucson no longer was allowing individual neighborhoods to develop their own neighborhood plans. Instead, the City had moved to area plans, and Miramonte was included in the Broadway-Alvernon Area Plan of 1994. However, a provision was written in that neighborhood plans would take priority over the area plan, a provision that definitely discriminated against the newer associations such as ours. Now there apparently is a change in policy, and neighborhoods will be allowed to write their own plans or to revise existing plans that are now a few decades old.

I believe that it is vital that the Miramonte Neighborhood take advantage of this opportunity to give direction to potential builders/developers and to city staff as they consider what is appropriate development here. The MNA Board has voted to begin exploratory study of the process. When we have a process in place we will be asking that everyone interested join in the development of this document.

In the meantime, I would ask you to look around our neighborhood and answer these questions. What do you most value? What characteristics make this a place where you wish to reside, to own property, or to conduct business? Are there existing buildings and/or particular land uses which could be models for future growth? In other words, **how can we accommodate infill development which will be appropriate and enhancing to our community?**

Ruth Beeker

"The City of Tucson, its officers and employees, its Department of Neighborhood Resources and all other offices neither agree nor disagree with the views expressed or implied in this communication and are not responsible therefore. The distribution requestor is solely responsible"

Can you rank the 10 most-stolen vehicles in Tucson?

- | | |
|---------------------|-------------------|
| A. Dodge Neon | F. Dodge Intrepid |
| B. Chevrolet Blazer | G. Ford Mustang |
| C. Honda Civic | H. Ford F-150 |
| D. Chevrolet trucks | I. Honda Accord |
| E. Jeep Cherokee | J. Dodge Trucks |



Answers: I=1, C=2, D=3, E=4, F=5, A=6, J=7, B=8, H=9, G=10

Prevent Property Crime

Property crime continues to be a city-wide problem. During the past few months, Miramonte residents have reported home break-ins, property stolen from yards, car vandalism and mail theft. **Our best protection is prevention.** Here are some suggestions:

To prevent home and yard theft:

- Keep your property well lighted; motion lights are an excellent deterrent.
- Keep doors and windows secured.
- Make your home look and sound lived in while you are away.

To prevent car vandalism:

- Lock your car and roll up windows wherever you park.
- Park your car in your carport or garage, if available.
- Avoid parking in the street
- Don't leave any valuables where they can be seen.

To prevent mail theft:

- Do not leave mail for pick-up at your home. Use the blue US Postal Service boxes in Miramonte Neighborhood. There are three collection locations: outside Osco at Alvernon/Fifth; northeast corner of Country Club/Terra Alta; and outside Speed Mail Plus on the east side of El Rancho Center, 3400 E. Speedway.



And the best protection of all—be a caring, watchful neighbor. Get to know the people who live around you. Let them know when you are going to be away. And report any suspicious behavior immediately to 911.



Department of Neighborhood Resources
P.O. Box 27210
Tucson, AZ 85726-7210

PRST STD
U.S POSTAGE
PAID
TUCSON, AZ
PERMIT # 426

Miramonte Neighborhood

Dated Material

Dates to Remember

Tear off or clip this section and return to the MNA
@PMB 232, 3400 E. Speedway, Suite #118, Tucson, AZ 8716

MNA Donation Form —

MNA BOARD MEETINGS

2nd Wednesday of the month,
7 p.m.

Benedictine Sanctuary Basement
800 N. Country Club Road

June 8, August 10, September 14
(note: no meeting in July)

BRUSH & BULKY PICK-UP

The week of
August 29, 2005

Membership in MIRAMONTE NEIGHBORHOOD ASSOCIATION is open to any adult resident, owner of real property, or business proprietor within MN boundaries. NO DUES ARE REQUIRED FOR MEMBERSHIP. MNA relies entirely on donations to pay for its operating expenses. Your donations are greatly appreciated!

☐ Donation to help pay MNA Expenses. \$ _____ enclosed.
☐ Permission is given to acknowledge my donation in the MNA

Name _____ Phone _____

Address _____ E-mail _____

Comments _____
